Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode	57 Snapshot Drive, Coburg North Vic 3058

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between $640,000 & $690,000

Median sale price

Median price $681,750 Property Type Unit Suburb Coburg North

Period - From 01/07/2024 to 30/09/2024 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	12/5 Industry La COBURG 3058	$665,000	25/11/2024
2	16 Danthonia St COBURG NORTH 3058	$660,000	13/09/2024
3	2/91 Harding St COBURG 3058	$690,000	27/07/2024

OR

~~**B***~~ ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 10/01/2025 11:21

Nelson Alexander



2 2 1

Property Type: Townhouse (Single)

Agent Comments

Indicative Selling Price
$640,000 - $690,000
Median Unit Price
September quarter 2024: $681,750

Comparable Properties



12/5 Industry La COBURG 3058 (REI)

2 1 1

Price: $665,000
Method: Auction Sale
Date: 25/11/2024
Property Type: Townhouse (Res)

Agent Comments



16 Danthonia St COBURG NORTH 3058 (REI/VG)

2 2 1

Price: $660,000
Method: Private Sale
Date: 13/09/2024
Property Type: Townhouse (Single)

Agent Comments



2/91 Harding St COBURG 3058 (REI/VG)

2 2 1

Price: $690,000
Method: Auction Sale
Date: 27/07/2024
Property Type: Townhouse (Res)

Agent Comments

Account - Nelson Alexander | P: 03 9354 6144 | F: 03 9354 6155

REIV THE DIFFERENCE | propertydata.com.au

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